

SECTION 5.
ESTABLISHMENT OF DISTRICTS AND BOUNDARIES

5.1. Zoning districts.

For the purpose of this ordinance, the City of Missouri City, Texas is hereby divided into the following zoning districts:

a. Zoning districts.

SD	Suburban	LC-0	Local Commercial Office
R	Rural Single-family Residential	LC-1	Local Retail Restricted
R-1	Single-family Residential	LC-2	Local Retail
R-1-A	Single-family Residential	LC-3	Retail
R-2	Single-family Residential	LC-4	Retail
R-3	Two-family Residential	BP	Business Park
R-4	Patio-cluster Residential	I	Industrial
R-5	Townhouse Residential	MH	Manufactured Home District
R-6	Condominium Residential	CF	Community Facilities
MF-1	Multifamily Residential	PD	Planned Development
MF-2	Multifamily Residential		
LC	Local Commercial		

(Ord. No. 0-98-10, Section 3, 3-2-98); (Ord. No. 0-99-16; Section 3, 03-01-99); (Ord. No.-53; Section 5.1, 9-20-99; Ord; No. O-01-65) (Ord. No. O-05-15; 04-18-05); (Ord. No. O-08-41, § 07-21-08).

5.2. Zoning district map.

The location and the boundaries of the districts described above are shown on the map that is attached hereto and made a part of this ordinance, which map is designated as the "zoning district map." Said map and all notations, references and other information shown thereon and all amendments thereto are made a part of this ordinance as if fully set forth and described herein. The zoning district map shall be identified by the signature of the mayor, attested by the city secretary and bearing the seal of the city under the following words: "This is to certify that this is the Zoning District Map referred to in Ordinance No. O-81-1, the City of Missouri City Zoning Ordinance," together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance and articles 1011a through 1011j, Texas Revised Civil Statutes, as amended, [V.T.C.A., Local Government Code § 211.001 et seq.]

changes are made in district boundaries or other matter portrayed on the zoning district map, such changes shall be entered on the zoning district map promptly after the amendment has been approved by the city council, with an entry on the zoning district map as follows: "On (date), by Ordinance No. _____, the following changes were made in the Zoning District Map: (brief description of nature of changes)," which entry shall be signed by the mayor and attested by the city secretary. No amendment to this ordinance which involves matters portrayed on the zoning district map shall become effective until after such change and entry have been made on said map.

No changes of any nature shall be made in the zoning district map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance. Regardless of the existence of purported copies of the zoning district map which may be made or published from time to time, the zoning district map shall be located in the office of the city secretary and it shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.

5.3. Interpretation of district boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the zoning district map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline the boundary shall be construed as moving with actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines;
- F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E above shall be so construed. Distances not specifically indicated on the zoning district map shall be determined by the scale of the map;
- G. Where physical or cultural features existing on the ground are at variance with those shown on the zoning district map, or in other circumstances not covered by

subsections A through E above, the board of adjustment shall interpret the district boundaries;

- H. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the board of adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 100 feet beyond the district line into the remaining portion of the lot.